

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		KIPLING RD, ARLINGTON

OWNERSHIP

Owner 1:	SHREWSBURY DAVID &			
Owner 2:	CURTIS ALLISON N			
Owner 3:				
Street 1:	12 KIPLING ROAD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	GUTTMAN DANIEL -		
Owner 2:	CABALQUINTO SOFIYA C -		
Street 1:	12 KIPLING ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1952, having primarily Vinyl Exterior and 2579 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 Half Bath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16253	Total SF/SM:	7080	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,680	Spl Credit	Total:	442,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7080.000	318,200		442,700	760,900
Total Card	0.163	318,200		442,700	760,900
Total Parcel	0.163	318,200		442,700	760,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		295.01	/Parcel: 295.01

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	318,200	0	7,080.	442,700	760,900		Year end	12/23/2021
2021	101	FV	318,200	0	7,080.	442,700	760,900		Year End Roll	12/10/2020
2020	101	FV	318,200	0	7,080.	442,700	760,900	760,900	Year End Roll	12/18/2019
2019	101	FV	202,700	0	7,080.	442,700	645,400	645,400	Year End Roll	1/3/2019
2018	101	FV	202,700	0	7,080.	373,100	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	202,700	0	7,080.	341,500	544,200	544,200	Year End Roll	1/3/2017
2016	101	FV	202,700	0	7,080.	290,900	493,600	493,600	Year End	1/4/2016
2015	101	FV	201,600	0	7,080.	253,000	454,600	454,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2019	Left Notice	DGM	D Mann
8/1/2019	Permit Visit	DGM	D Mann
7/31/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
6/7/2013	Info Fm Prmt	EMK	Ellen K
10/16/2008	Meas/Inspect	163	PATRIOT
12/28/1999	Meas/Inspect	263	PATRIOT
7/19/1993		KT	

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	123814
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

